



## MINUTES

### SUNNYVALE ONIZUKA CITIZEN'S ADVISORY COMMITTEE (CAC)

**JANUARY 25, 2007**

The Onizuka Citizen's Advisory Committee met January 25, 2007, in the West Conference Room, 456 West Olive Avenue, Sunnyvale, at 7:02 p.m., with Local Redevelopment Authority (LRA) Chair, Ron Swegles, presiding.

**CALL TO ORDER:** Chairman Swegles convened the meeting at 7:03 p.m.

**ROLL CALL:**

CAC Members Present: LRA Chair, Ron Swegles, LRA Member, Dean J. Chu, Nick Galiotto, Howard Chuck, Robert Lopez, Geoffrey Kiehl, Sarah Wasserman, Raymundo Ferdin, Thom Bryant

CAC Members Absent: Cynthia Cotton (Excused absence); Nancy Newkirk (Excused absence); Josephine Lucey (Excused absence) The following Member did not request an excused absence: Charles Rogers

Staff Present: Coryn Campbell, Assistant to the City Manager; Robert Switzer, BRAC Project Manager

Others: No members of the public present were present.

**CONSENT CALENDAR:** There was no action to approve the minutes.

#### CONVENE ANNUAL MEETING

**ELECTION OF OFFICERS:** Motion to elect the current Chair and Vice Chair, Councilmen Swegles and Chu respectively: Mr. Lopez; Second, Mr. Chuck. Motion was put to the vote, and passed unanimously.

**INFORMATIONAL REPORT:** BRAC Project Manager presented the "Information Only" report to provide the CAC and LRA with a BRAC-required accounting of past land uses and current property and environmental conditions which influence Onizuka's transition to civilian use. .

Staff summarized highlights of the report as follows and responded to questions. Staff reviewed the "**Inventory of Land, Buildings and Infrastructure**" and described the parcel's unique characteristics and potential. Staff listed incomplete reports from the Air Force and reviewed the history and condition of land and buildings as currently known: lead paint,

asbestos, seismic deficiencies, etc. Staff noted no history of military **housing** and no existing facilities suitable, or requested, for residential use.

Two buildings were discussed as **"Unique Structures"** and "constraints:" the "Blue Cube" and VA-headquarters offices. Staff described how these are candidates for demolition, clearance and disposal would require OEA-funded estimates of demolition costs in order to assess project feasibility.

Staff identified a range of off-site **"Infrastructure"** that were potentially insufficient to serve new development under any reuse option. The MPSP indicates that Onizuka's re-use for new development would trigger a re-analysis of the need and costs of *off-site* infrastructure or in lieu payments. *On-site* infrastructure replacement costs will vary with the reuse option selected and will be born by the VA and developer. Distribution of infrastructure costs between VA and the remaining parcel may substantially affect the feasibility of reuse options, especially those incorporating the VA. The Committee considered the need to re-analyze off-site infrastructure under each reuse options to include in project pro-forma for reuse options, including the VA, to inform stakeholder expectation and negotiations.

Staff noted that the condition of facilities suggest that *the key constraint on the facility is that reuse, at least at highest and best use, will not occur within the existing structures but will require building demolition and site clearance.* Staff addressed the need to identify accurate demolition and disposal costs, which while not prohibitive, affect the feasibility of options that include or relocate VA offices or homeless housing.

Staff described the Air Force's **Environmental Assessment and** responsibilities to prepare environmental reports and the status of their reports on buildings and land. Staff conveyed Air Force statements of intent to submit report "summaries" in February, 2007 and more detailed environmental information in March, 2007.

Committee member Thom Bryant encouraged independent environmental review of possible ground water contamination by pipelines transporting jet fuel to underground storage tanks serving Onizuka's back-up power generators. If the Air Force is not drilling wells to test soils, independent review may become necessary.

Staff reviewed **"Unusual Amenities"** and noted for Committee review, the City's October 4, 2006 Heritage Preservation Commission report which listed programs in space, science and spying, but did not identify any historically or architecturally significant inventory. Staff conveyed the Air Force's refusal to release historic reports due to their security sensitivity and their verbal statement that no facilities met Air Force standards for historical or architectural significance. The Committee reviewed CAC minutes setting forth historic landmark goals: to increase awareness of Onizuka's programs, preserve its memorabilia, and improve upon a landmark design without preserving the unattractive structures that compromise the site's development appeal. Staff described a number of initiatives for which the City would seek OEA funds to achieve these goals.

Committee discussion followed. Committee Member Dean Chu identified the Space Research Institute as a possible candidate for the antenna. Chairman Ron Swegles suggested that the City consider adding the question about Stanford's interest in the antenna to the National

League of Cities' Washington D.C. agenda. Committee member Chu referenced the "Sword of Sunnyvale" as one possible memento or memorabilia to be preserved.

Staff noted there are no unique "**Ecologic, Geologic, Scenic or Aquatic Features**:"

Staff presented information on the antennae dishes, the "Blue Cube," emergency generating and air conditioning equipment which, if retained, could constrain site redevelopment due to their size, location and design. Staff noted that the Air Force has conveyed no decision on antenna or equipment disposition, and the need to determine disposal costs. The largest of Onizuka's 24 buildings, the "Blue Cube," is considered unique (rather than significant) due to its conspicuous presence, inharmonious size, and mundane architecture.

Staff addressed "**Property Constraints**," noting that Onizuka is a unique parcel in size and location with broad commercial appeal in a strong economy and affluent market. The potential constraints on property reuse are: size and flexibility of buildable area; subdivision that create smaller sites; land uses surrounding the property; satellite antennae; twenty-four out-dated and single purpose security facilities; and the "VA Option."

Staff reviewed the conditions of property imposed by the Veterans Affairs option to acquire and convert the existing headquarter offices, i.e., the specific constraints and negative impacts the VA option creates for the remaining parcel, the VA, the Air Force and the City, and for City recovery opportunities usually associated with base closures. Staff reviewed VA's motives and dilemmas: office space deficiencies of 300K S.F. and the limited impact of this 50K office facility; VA's demolition of 72K S.F. office space in 2008 vs. the Air Force's 2011 relocation date; how the proposed Federal use was NOT consistent with the property's highest and best use, how the VA will adversely impact the transfer of the remaining parcel, how the VA's Federal budget is limited to BRAC sites, how DOD's Record of Decision in 2008, will consider these factors.

Committee member Robert Lopez asked if the City might explore an agreement wherein VA might use Onizuka buildings on a temporary basis. Discussion followed the issues of timing. Chairman Swegles asked if the office building considered by VA meets seismic standards. Staff noted that the facility does not meet DOD seismic standards for its Class "A" facilities which *must* survive an earthquake intact. However the building improves on VA's current inventory and VA has the National budget to retrofit the building.

Staff explained how **zoning** is a condition of the property influencing Onizuka's sale and reuse: Onizuka is exempt from local regulations, but the civilian reuse would be governed by the community consensus codified in the *City Charter*, *Municipal Code*, the *General Plan* and *Moffett Park Specific Plan* (MPSP) adopted in 2004. Staff explained how the MPSP "Floor Area Ratio" (FAR) establishes the site's development intensity, reuse and value. Onizuka's industrial zoning (MP-I) permits 35% FAR (consistent with VA's proposed Class B facilities but not highest and best use) but is not eligible for FAR increases without further Council action. Increasing FARs for Onizuka requires amending the MPSP. To amend the MPSP the City must evaluate conceptual options for their environmental impacts, especially traffic, to ensure the options are within the planned traffic thresholds. This information will inform Federal and City agencies, appraisers and developer of the development intensity and incentives to accommodate VA-offices, and inform negotiations with developers for the remaining parcel, or support a strategy of parcel assembly.

Staff reviewed two extensive and valid NOIs submitted December 5, 2006 by homeless service providers pursuant to the Code of Federal Regulations 1) Mid-Peninsula Housing Coalition and Shelter Network, homeless services providers, propose 125 new housing units on 4.2 acres. 2) Charities Housing Development Corporation and three homeless services providers propose 120 new housing units and a service center on 3 acres of land. These proposals fulfill the policy goals, project targets and performance objectives of the Sunnyvale *2005-2010 Consolidated Plan* required by the Department of Housing and Urban Development (HUD). The property is an important factor in balancing homeless and redevelopment needs. Onizuka's past uses and current conditions (lack of housing, location, incompatible uses, zoning, etc.) appears to render it unsuitable for residential use in general, and homeless housing in particular. HUD allows the LRA to determine that a homeless facility would be incompatible with the proposed reuse plan and identify alternatives. Staff will 1) include homeless housing among conceptual reuse options for LRA's consideration; 2) review the NOIs merit and suitability during evaluation of reuse options; 3) explore other sites that may more appropriately accommodate homeless housing.

General discussion of the Committee followed. Chairman Swegles noted that the City is being asked to contribute quite a bit to the ongoing cost of the homeless service providers. Committee member Thom Bryant suggested that Staff identify ongoing commitment the City would need to make to the homeless service provider. Mr. Bryant asked that the City consider planning the Mathilda Avenue-237 intersection comprehensively to resolve long term traffic problems as if Onizuka were a clean slate and could be reconfigured. Mr. Bryant noted that the time schedule was extremely tight for the analysis outlined. Staff indicated it is discussing a traffic engineering study and will address Mr. Bryant's request. Regarding tight time schedules for analysis of options, Staff noted that it will explore schedule revisions with OEA, Air Force and VA in the near future and expected to begin extending schedules accordingly. CAC Member Nick Galiotto representing the City Mountain View expressed appreciation for the report and the critical role played by OEA funding in making it happen in a thorough and timely way. Mr. Lopez supported OEA/City planning to address the traffic problems at the Onizuka/237/Mathilda Avenue intersection. Chairman Swegles asked for an NOI map that identified the site preferences of homeless services agencies. Ms. Wasserman asked why the NOIs were being evaluated as if they were competing for approval when the property was adequately sized to accommodate both next to the VA facility. Staff acknowledged the assumption and agreed to correct it.

**Public Comments:** There was no further comment from the public.

**Adjournment: 8:20 p.m.**

Respectfully Submitted:  
Robert A. Switzer, BRAC Project Manager